# **PHA Name**: Hawaii Public Housing Authority

**PHA Code** : HI001
**MTW Supplement for PHA Fiscal Year Beginning** : (MM/DD/YYYY): 7/1/2023
**PHA Program Type:** Combined
**MTW Cohort Number**: Landlord Incentives
**MTW Supplement Submission Type:** Annual Submission

**B. MTW Supplement Narrative**.

The vision for the Moving to Work (MTW) designation to become a more proactive, innovative agency that identifies, develops, and implements housing policies that address local needs; increases self-sufficiency outcomes for participants; provides greater mobility and access to housing options; and promotes efficiency and efficacy throughout service delivery and operations.

MTW participation will allow HPHA to better adapt to change and develop local solutions to address unmet housing needs, economic self-sufficiency, and program cost effectiveness. The HPHA plans to implement a local, non-traditional activity, as well as to implement the five proposed MTW activities submitted in its amended FY2022-2023 MTW Supplement to the PHA Plan. These initiatives will allow HPHA to provide meaningful workforce training to its public housing residents, provide landlord incentives, waive initial unit inspections, enable victims of domestic violence and disabled families to find units in the voucher program, and engage in housing development programs.

The HPHA shall initiate a local, non-traditional activity aimed to establish a workforce training pilot program. This two-year pilot program shall provide part-time, on-the job-training opportunities beyond those traditionally provided through the PHA Tenant-Aide program.

The HPHA's ongoing activities include four landlord incentive programs that will encourage landlord involvement through monetary and efficiency incentives. Increased landlord participation and retention will improve the overall cost effectiveness of the HCV program.

• Front-End Vacancy Loss payments: This activity would allow the HPHA to provide financial incentives to landlords to cover the cost of an unoccupied unit where the landlord has a history of renting to an HCV participant, but the unit was not previously occupied by an HCV tenant. Eligible landlords would receive a financial incentive equal to one month's rent if a vacancy occurred between tenants. The HPHA believes this incentive could encourage former landlords to return to the HCV program, increase housing options, and decrease average participant search times.
• Vacancy Loss Payments: This activity would allow the HPHA to provide financial incentives to a landlord for their continued participation in the program. Eligible landlords would receive a financial incentive equal to one month's rent for the time that a unit was vacant between HCV tenants. The HPHA believes this incentive could improve the agency's ability to incentivize landlords to remain in the HCV program, increase housing options, and decrease average participant search times.
• Other Landlord Incentives: This activity would allow HPHA to provide financial incentives to recruit new landlords to join the HCV program (i.e., "signing bonuses"). The HPHA would provide an incentive payment equal to one month's rent for new landlords who leased properties in "high opportunity areas" or in "areas located where vouchers are difficult to use". The HPHA will initially define these terms broadly, but eligibility criteria may evolve based on testing results. The HPHA believes this incentive could improve the agency's ability to recruit landlords to the HCV program, increase housing options, and decrease average participant search times.
• Waiver of Mandatory Initial Inspections: This activity would allow HPHA to eliminate the requirement of initial inspections and decrease the time it takes to lease-up families into new units. The HPHA would waive initial inspections for units that 1) were less than five years old, 2) had recently passed an HQS or equivalent inspection within the previous three years, or 3) were located in a census tract with a poverty rate below ten percent provided the landlord certified that their unit is free from any life-threatening deficiencies. The HPHA believe this incentive could shorten the time it takes a participant to move into a unit, improve landlord recruitment to the HCV program, increase housing options, and decrease average participant search times.

**C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).**

| | |
|---|---|
| **1. Tenant Rent Policies** | |
| a. Tiered Rent (PH) | Not Currently Implemented |
| b. Tiered Rent (HCV) | Not Currently Implemented |
| c. Stepped Rent (PH) | Not Currently Implemented |
| d. Stepped Rent (HCV) | Not Currently Implemented |
| e. Minimum Rent (PH) | Not Currently Implemented |
| f. Minimum Rent (HCV) | Not Currently Implemented |
| g. Total Tenant Payment as a Percentage of Gross Income (PH) | Not Currently Implemented |
| h. Total Tenant Payment as a Percentage of Gross Income (HCV) | Not Currently Implemented |
| i. Alternative Utility Allowance (PH) | Not Currently Implemented |
| j. Alternative Utility Allowance (HCV) | Not Currently Implemented |
| k. Fixed Rents (PH) | Not Currently Implemented |
| l. Fixed Subsidy (HCV) | Not Currently Implemented |
| m. Utility Reimbursements (PH) | Not Currently Implemented |
| n. Utility Reimbursements (HCV) | Not Currently Implemented |
| o. Initial Rent Burden (HCV) | Not Currently Implemented |
| p. Imputed Income (PH) | Not Currently Implemented |
| q. Imputed Income (HCV) | Not Currently Implemented |
| r. Elimination of Deduction(s) (PH) | Not Currently Implemented |
| s. Elimination of Deduction(s) (HCV) | Not Currently Implemented |
| t. Standard Deductions (PH) | Not Currently Implemented |
| u. Standard Deductions (HCV) | Not Currently Implemented |
| v. Alternative Income Inclusions/Exclusions (PH) | Not Currently Implemented |
| w. Alternative Income Inclusions/Exclusions (HCV) | Not Currently Implemented |
| **2. Payment Standards and Rent Reasonableness** | |
| a. Payment Standards- Small Area Fair Market Rents (HCV) | Not Currently Implemented |
| b. Payment Standards- Fair Market Rents (HCV) | Not Currently Implemented |
| c. Rent Reasonableness – Process (HCV) | Not Currently Implemented |
| d. Rent Reasonableness – Third-Party Requirement (HCV) | Not Currently Implemented |
| **3. Reexaminations** | |
| a. Alternative Reexamination Schedule for Households (PH) | Not Currently Implemented |
| b. Alternative Reexamination Schedule for Households (HCV) | Not Currently Implemented |
| c. Self-Certification of Assets (PH) | Not Currently Implemented |
| d. Self-Certification of Assets (HCV) | Not Currently Implemented |
| **4. Landlord Leasing Incentives** | |
| a. Vacancy Loss (HCV-Tenant-based Assistance) | Currently Implementing |
| b. Damage Claims (HCV-Tenant-based Assistance) | Not Currently Implemented |
| c. Other Landlord Incentives (HCV- Tenant-based Assistance) | Currently Implementing |
| **5. Housing Quality Standards (HQS)** | |
| a. Pre-Qualifying Unit Inspections (HCV) | Not Currently Implemented |
| b. Reasonable Penalty Payments for Landlords (HCV) | Not Currently Implemented |
| c. Third-Party Requirement (HCV) | Not Currently Implemented |
| d. Alternative Inspection Schedule (HCV) | Not Currently Implemented |
| **6. Short-Term Assistance** | |
| a. Short-Term Assistance (PH) | Not Currently Implemented |
| b. Short-Term Assistance (HCV) | Not Currently Implemented |
| **7. Term-Limited Assistance** | |
| a. Term-Limited Assistance (PH) | Not Currently Implemented |
| b. Term-Limited Assistance (HCV) | Not Currently Implemented |
| **8. Increase Elderly Age (PH & HCV)** | |
| | |

| | |
|---|---|
| Increase Elderly Age (PH & HCV) | Not Currently Implemented |
| **9. Project-Based Voucher Program Flexibilities** | |
| a. Increase PBV Program Cap (HCV) | Not Currently Implemented |
| b. Increase PBV Project Cap (HCV) | Not Currently Implemented |
| c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV) | Not Currently Implemented |
| d. Alternative PBV Selection Process (HCV) | Not Currently Implemented |
| e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV) | Not Currently Implemented |
| f. Increase PBV HAP Contract Length (HCV) | Not Currently Implemented |
| g. Increase PBV Rent to Owner (HCV) | Not Currently Implemented |
| h. Limit Portability for PBV Units (HCV) | Not Currently Implemented |
| **10. Family Self-Sufficiency Program with MTW Flexibility** | |
| a.PH Waive Operating a Required FSS Program (PH) | Not Currently Implemented |
| a.HCV Waive Operating a Required FSS Program (HCV) | Not Currently Implemented |
| b.PH Alternative Structure for Establishing Program Coordinating Committee (PH) | Not Currently Implemented |
| b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV) | Not Currently Implemented |
| c.PH Alternative Family Selection Procedures (PH) | Not Currently Implemented |
| c.HCV Alternative Family Selection Procedures (HCV) | Not Currently Implemented |
| d.PH Modify or Eliminate the Contract of Participation (PH) | Not Currently Implemented |
| d.HCV Modify or Eliminate the Contract of Participation (HCV) | Not Currently Implemented |
| e.PH Policies for Addressing Increases in Family Income (PH) | Not Currently Implemented |
| e.HCV Policies for Addressing Increases in Family Income (HCV) | Not Currently Implemented |
| **11. MTW Self-Sufficiency Program** | |
| a.PH Alternative Family Selection Procedures (PH) | Not Currently Implemented |
| a.HCV Alternative Family Selection Procedures (HCV) | Not Currently Implemented |
| b.PH Policies for Addressing Increases in Family Income (PH) | Not Currently Implemented |
| b.HCV Policies for Addressing Increases in Family Income (HCV) | Not Currently Implemented |
| **12. Work Requirement** | |
| a. Work Requirement (PH) | Not Currently Implemented |
| b. Work Requirement (HCV) | Not Currently Implemented |
| **13. Use of Public Housing as an Incentive for Economic Progress (PH)** | |
| Use of Public Housing as an Incentive for Economic Progress (PH) | Not Currently Implemented |
| **14. Moving on Policy** | |
| a. Waive Initial HQS Inspection Requirement (HCV) | Not Currently Implemented |
| b.PH Allow Income Calculations from Partner Agencies (PH) | Not Currently Implemented |
| b.HCV Allow Income Calculations from Partner Agencies (HCV) | Not Currently Implemented |
| c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH) | Not Currently Implemented |
| c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV) | Not Currently Implemented |
| **15. Acquisition without Prior HUD Approval (PH)** | |
| Acquisition without Prior HUD Approval (PH) | Not Currently Implemented |
| **16. Deconcentration of Poverty in Public Housing Policy (PH)** | |
| Deconcentration of Poverty in Public Housing Policy (PH) | Not Currently Implemented |
| **17. Local, Non-Traditional Activities** | |
| a. Rental Subsidy Programs | Not Currently Implemented |
| b. Service Provision | Plan to Implement in the Submission Year |

| c. Housing Development Programs | Not Currently Implemented |
|---|---|

**C. MTW Activities Plan that Hawaii Public Housing Authority Plans to Implement in the Submission Year or Is Currently Implementing**

**4.a. - Vacancy Loss (HCV-Tenant-based Assistance)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**
The Vacancy-loss activity would allow the HPHA to provide financial incentives to a landlord for their continued participation in the program. The overall goal of the activity is to maintain, as well as increase, landlord participation. Eligible landlords would receive a financial incentive equal to one month’s rent for the time that a unit was vacant between HCV tenants. The HPHA believes this incentive could improve the agency’s ability to incentivize landlords to remain in the

HCV program, increase housing options, and decrease average participant search times.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies only to a subset or subsets of assisted households

**Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?**

New admissions and currently assisted households

**Does the MTW activity apply to all family types or only to selected family types?**

The MTW activity applies to all family types

**Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?**

The MTW activity applies to all tenant-based units

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**
The HPHA developed the rules, policies, and forms for this incentive activity. As of the writing of this MTW Supplement,

the incentive activity has not been fully implemented.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?**

Certain types of units only

**What is the maximum payment that can be made to a landlord under this policy?**
The landlord may not receive more than an amount equal to one month's rent for the unit. There is no cap on how many times the landlord may qualify and receive the payment, so long is the unit is rented to an HPHA HCV tenant

immediately following the vacancy of another HPHA HCV tenant.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

$0

## 4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

This activity would allow HPHA to provide financial incentives to recruit new landlords to join the HCV program (i.e., "signing bonuses"). The goal of this activity is to increase new units enrolled into the HCV program. The HPHA would provide an incentive payment equal to one month's rent for new landlords who leased properties in "high opportunity areas" or in "areas located where vouchers are difficult to use". There would be no cap for how many new units one particular landlord can enroll into the program. The HPHA will initially define these terms broadly, but eligibility criteria may evolve based on testing results. The HPHA believes this incentive could improve the agency's ability to recruit landlords to

the HCV program, increase housing options, and decrease average participant search times.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies only to a subset or subsets of assisted households

**Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?**

New admissions and currently assisted households

**Does the MTW activity apply to all family types or only to selected family types?**

The MTW activity applies to all family types

**Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?**

The MTW activity applies to all tenant-based units

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

The HPHA developed rules, policies, and forms for this incentive activity. As of the writing of this MTW Supplement, this

incentive activity has not been fully implemented.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?**

Certain types of units only

**What is the maximum payment that can be made to a landlord under this policy?**
Payments will not exceed one months rent. A landlord will only qualify for this payment once per unit rented to an HPHA

HCV participant for the first time.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

$0

**17.b. - Service Provision**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**
The HPHA intends to establish a two-year Public Housing Tenant Workforce Training Pilot Program with the goal of empowering public housing tenants by increasing household incomes and teaching valuable work skills that increase success in the local job market. The HPHA intends to award a contract for the operation and administration of the pilot program via a competitive bidding process. The entity awarded the contract will provide public housing residents with part-time, on-the-job training opportunities that will provide them the knowledge and experience necessary to find employment in certain building and administrative trades.

The HPHA will seek initial seed funding for the pilot program from the Hawaii State Legislature in2023. If State funding is not appropriated or if funding is not continued beyond the first year of the pilot program's operation, the HPHA will utilize MTW funding made available through this Local, Non-Traditional Activity waiver. The Agency shall not exceed more than

ten percent of its HAP budget on this local, non-traditional activity.

**Which of the MTW statutory objectives does this MTW activity serve?**

Self-sufficiency

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies only to a subset or subsets of assisted households

**Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?**

New admissions and currently assisted households

**Does the MTW activity apply to all family types or only to selected family types?**

The MTW activity applies to all family types

**Does the MTW activity apply to all public housing developments?**

The MTW activity applies to specific developments

**Which developments participate in the MTW activity?**

Application for the Public Housing Workforce Training Pilot Program will be available to any tenant of working age that resides in a federal low-income public housing property. Access to program may be limited, subject to availability of funding. Pending assessment of the program, the HPHA may expand the program to HCV families.

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

N/A

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**What types of services is the MTW agency providing?**

No services currently being provided. The HPHA is intending to establish this program during the submission year.

**How many households did the PHA provide services to in the most recently completed PHA Fiscal Year through this activity?**

0

**Does the MTW activity apply to all LNT units/properties?**

The MTW activity applies to specific units/properties

**Describe which LNT units/properties participate in the MTW activity?**

Application for the Public Housing Workforce Training Pilot Program will be available to any tenant of working age that resides in a federal low-income public housing property. Access to program may be limited, subject to availability of funding. Pending assessment of the program, the HPHA may expand the program to HCV families.

**Are any families receiving services only (i.e., services only and no housing assistance provided by the PHA)?**

No

| D. | Safe Harbor Waivers. |
|---|---|
| D.1 | **Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?**<br><br>No Safe Harbor Waivers are being requested. |

| E. | Agency-Specific Waiver(s). |
|---|---|
| E.1 | **Agency-Specific Waiver(s) for HUD Approval:**<br><br>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.<br><br>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.<br><br>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.<br><br>**Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?**<br><br>No Agency-Specific Waivers are being requested. |
| E.2 | **Agency-Specific Waiver(s) for which HUD Approval has been Received:**<br><br>**Does the MTW agency have any approved Agency-Specific Waivers?**<br><br>MTW Agency does not have approved Agency-Specific Waivers |

| F. | Public Housing Operating Subsidy Grant Reporting. |
|---|---|
| F.1 | Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency. |

| Federal Fiscal Year (FFY) | Total Operating Subsidy Authorized Amount | How Much PHA Disbursed by the 9/30 Reporting Period | Remaining Not Yet Disbursed | Deadline |
|---|---|---|---|---|
| 2021 | $29,585,170 | $29,585,170 | | 2029-09-30 |
| 2022 | $27,406,287 | $21,406,287 | $5,962,561 | 2030-09-30 |
| 2023 | $34,131,336 | | | 2031-09-30 |

| G. | MTW Statutory Requirements. |
|---|---|
| G.1 | **75% Very Low Income – Local, Non-Traditional.**<br><br>HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households. |

| Income Level | Number of Local, Non-Traditional Households Admitted in the Fiscal Year* |
|---|---|
| 80%-50% Area Median Income | 0 |
| 49%-30% Area Median Income | 0 |
| Below 30% Area Median Income | 0 |
| Total Local, Non-Traditional Households | **0** |

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

| G.2 | Establishing Reasonable Rent Policy. |
|---|---|

**Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?**
Yes

| G.3 | Substantially the Same (STS) – Local, Non-Traditional. |
|---|---|
| The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year. | 0 # of unit months |
| The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year. | 0 # of unit months |

**Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:**

| PROPERTY NAME/ ADDRESS | 0/1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6+ BR | TOTAL UNITS | POPULATION TYPE* | if 'Population Type' is Other | # of Section 504 Accessible (Mobility)** | # of Section 504 Accessible (Hearing/ Vision) | Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year? | What was the Total Amount of MTW Funds Invested into the Property? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| G.4 | Comparable Mix (by Family Size) – Local, Non-Traditional. |
|---|---|

To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

| Family Size: | Occupied Number of Local, Non-Traditional units by Household Size |
|---|---|
| 1 Person | 0 |
| 2 Person | 0 |
| 3 Person | 0 |
| 4 Person | 0 |
| 5 Person | 0 |
| 6+ Person | 0 |
| Totals | **0** |

| H. | Public Comment |
|---|---|

Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.

| I. | Evaluations. |
|---|---|

No known evaluations.

## SUMMARY OF PUBLIC TESTIMONY

The Hawaii Public Housing Authority (HPHA) held a public hearing on the Moving to Work (MTW) Supplement for FY 2023-2024 on March 6, 2023. The hybrid meeting was conducted in-person on Oahu and virtually via Zoom. During the 45-day public review period, no written comments were received. On the day of public hearing, four people provided oral testimony. The following is a summary of the testimony on the draft MTW Supplement for FY 2023-2024.

### Operations & Management

One attendee inquired as to whether the HPHA's MTW designation could somehow be utilized to address rental agreement violations by other tenants. Specifically, the attendee was concerned about gang activity and crime around their property. The attendee expressed their frustration with security personnel despite reporting multiple instance of resident misbehavior to them.

HPHA Response: The HPHA understands and shares all concerns regarding safety at our properties. The HPHA will look into further whether its MTW designation could in some way be used to address these issues. In the meantime, we will discuss with our security contractors different ways in which we can improve and provide surveillance in trouble areas. The HPHA is committed with working with our residents and community partners to make our properties safe and welcoming places to live. We encourage any resident to bring their concerns to our attention and reach out with any questions they may have.

### Public Housing Tenant Workforce Training Program

Three attendees were supportive of the Workforce Training Program being proposed in the Annual PHA Plan. They acknowledged the struggle that other tenants might have with finding employment and achieving financial stability. The attendees also agreed the program could provide invaluable opportunities to learn new skills that they would otherwise not been able to receive. One attendee expressed a desire to see the program be expanded to allow residents to be trained to provide security services for public housing projects.

HPHA Response: The HPHA thanks each attendee for their valuable input and support of this proposal. At present, the HPHA's intent is for this program to be focuses on providing training for residents to enter a skilled trade such as carpentry, plumbing, or electrical work. However, more discussions will be needed with the potential or future service provider(s). By connecting residents directly with a training provider, the HPHA hopes to eliminate a major barrier to accessing certain skill-building programs. The HPHA also believes this to be an effective way of promoting greater economic mobility for our residents.  The HPHA will consider the possibility of implementing a security training component in the future, depending on the availability of adequate funding.

**RAB Comments and HPHA Response**
**MTW Supplement for FY 2023-2024**

1. **Proposed Revision**: Public Housing Tenant Workforce Training Program – Establish a two-year Public Housing Tenant Workforce Training Pilot Program with the goal of empowering public housing tenants by increasing household incomes and teaching work skills to increase their success in the local job market. As an MTW Activity, the HPHA will be able to kickstart/continue the program using its federal funding flexibilities.

   RAB Comments: The RAB supports the establishment of a workforce training program. The RAB expressed their hope that such a program would enable participants to secure stable, higher-paying employment opportunities. Once a tenant gets a foot in the door through this program, they can continue to advance in their career by gaining additional skills and certifications.

   HPHA Response: The HPHA appreciates the support of the RAB. The HPHA believes this program would align with the goals of the RAB and would offer residents employment opportunities, economic mobility, and career advancement. It is the HPHA's hope that this program can help to break the cycle of poverty that some of our residents experience.